

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/17 Broadway Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$605,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 5/112 Tennyson St ELWOOD 3184 | \$600,000 | 14/05/2024 |
| 2 | 1/8 Spray St ELWOOD 3184 | \$577,000 | 11/07/2024 |
| 3 | 10/94 Tennyson St ELWOOD 3184 | \$552,000 | 27/05/2024 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/07/2024 10:57



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
June quarter 2024: \$700,000

Comparable Properties



5/112 Tennyson St ELWOOD 3184 (REI/VG) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment



1/8 Spray St ELWOOD 3184 (REI) Agent Comments



Price: \$577,000
Method: Private Sale
Date: 11/07/2024
Property Type: Apartment



10/94 Tennyson St ELWOOD 3184 (REI) Agent Comments



Price: \$552,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

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